

1306, 175 Panatella Hill NW
Calgary, Alberta

MLS # A2213460



\$319,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

In the heart of Panorama Hills, this beautiful 2-bedroom, 2 bathroom unit offers the perfect mix of style, comfort, and location. Situated on the 3rd floor, this bright unit features BRAND NEW CARPET throughout, adding a fresh and cozy touch as you step inside. The spacious layout features a central living room with a gas fireplace, creating a warm and welcoming space for relaxing or entertaining. The well-designed kitchen includes maple cabinetry, a raised eating bar, a full pantry, and sleek black appliances, while a handy office nook offers a quiet corner to work from home. The primary bedroom includes a walk-in closet and a private ensuite with a new walk-in shower, and the second bedroom is thoughtfully placed on the opposite side with easy access to the 4-piece main bath. Enjoy your morning coffee on the covered balcony with a peaceful view of the school playground at Buffalo Rubbing Stone School. This home also includes a brand new washer and dryer, in-suite laundry with storage, a separate storage locker (#1306), and titled underground parking (#187). All of this in a quiet, well-managed building that's just steps from parks, playgrounds, schools, Save-On-Foods, restaurants, medical clinics, Major banks and public transit — plus quick access to Stoney Trail makes commuting a breeze. Whether you're a first-time buyer, downsizing, or investing, this move-in ready home checks all the boxes!